089.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	793,300 / 793,300
					USE VALUE:	793,300 / 793,300
					ASSESSED:	793,300 / 793,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES LARRY I
Owner 2:	LURIE CAROL A
Owner 3:	
Street 1:	26 PINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JONES LARRY I--ETAL -
Owner 2:	LURIE CAROL ANN -
Street 1:	26 PINE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,669 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Vinyl Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6669.000	359,300		434,000	793,300
Total Card	0.153	359,300		434,000	793,300
Total Parcel	0.153	359,300		434,000	793,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.75 | /Parcel: 467.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56888
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,300	0	6,669.	434,000	793,300	793,300	Year End Roll	12/18/2019
2019	101	FV	276,200	0	6,669.	440,200	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	276,200	0	6,669.	328,600	604,800	604,800	Year End Roll	12/20/2017
2017	101	FV	276,200	0	6,669.	297,600	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	276,200	0	6,669.	285,200	561,400	561,400	Year End	1/4/2016
2015	101	FV	260,900	0	6,669.	241,800	502,700	502,700	Year End Roll	12/11/2014
2014	101	FV	226,200	0	6,669.	229,400	455,600	455,600	Year End Roll	12/16/2013
2013	101	FV	226,200	0	6,669.	218,300	444,500	444,500		12/13/2012

!7266!

PRINT

Date	Time
12/10/20	21:55:15

LAST REV

Date	Time
07/17/19	08:52:56
apro	
7266	

USER DEFINED

Prior Id # 1:	56888
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES LARRY I--	56725-333		4/12/2011	Convenience	1	No	No		
JONES LARRY IAN	28616-355		5/26/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/19/2014	230	Siding	18,550					
1/27/2014	61	Redo Kit	137,530	O				
7/24/2013	1119	Manual	7,000	C				
7/16/2012	883	Manual	16,339					INSTALL 16 PV SOLA
1/5/2007	9	Manual	3,900					re-build fr entry
10/21/2003	916	Redo Bat	8,275	C		G6	GR FY06	2ND FLR BTH PARTIA
5/30/2003	376	Redo Bas	31,800	C		G6	GR FY06	FINISHED STORAGE
6/9/1999	325	Wood Dec	12,000					16X16 NEW WOOD DEC
8/17/1995	516		6,700					WALL + STAIRCASE

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	Meas/Inspect	CC	Chris C
6/11/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	163	PATRIOT
8/18/2005	Permit Visit	BR	B Rossignol
4/19/2000	Inspected	276	PATRIOT
1/20/2000	Measured	163	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6669		Sq. Ft.	Site		0	70.	0.93	5									434,049						434,000	

Total AC/HA: 0.15310 | Total SF/SM: 6669 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,049 | Spl Credit | Total: 434,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	175.309
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441344
Depreciation:	82090
Depreciated Total:	359254

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

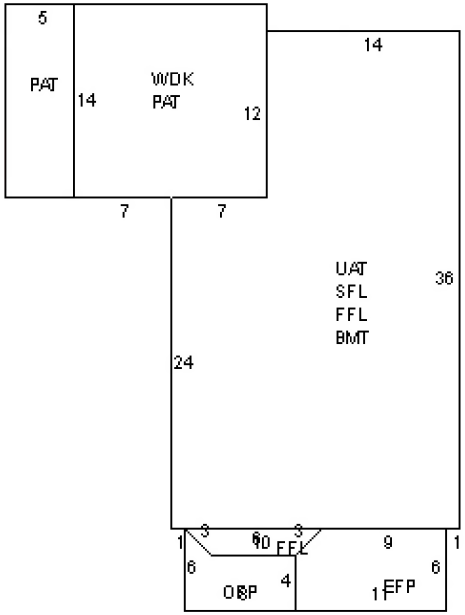
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.84
Special Features:	0	Val/Su Net:	130.18
Final Total:	359300	Val/Su SzAd	264.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	688	175.310	120,612
BMT	Basement	672	61.140	41,085
SFL	Second Floor	672	175.310	117,807
PAT	Patio	266	3.660	972
WDK	Deck	196	11.090	2,174
UAT	Upper Attic	168	122.720	20,616
EFP	Enclos Porch	64	69.690	4,460
OFP	Open Porch	34	43.950	1,494
	Net Sketched Area:	2,760	Total:	309,220

Size Ad	1360	Gross Are	3264	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	